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**THE BRITISH ESTATE AGENCY IN S.W. FRANCE UNDER THE DIRECTION OF
CHARLES SMALLWOOD AND JANE SMALLWOOD**



Ref: 5704

Price: 399.000 €**

**Tarn, S.W. France ~ A GLORIOUS 15 ACRE SETTING WITH ELEVATED
COUNTRY VIEWS FOR MANY, MANY MILES.** Nearest towns are Mirandol to the
east and Monesties to the south.

**A STYLISH AND EXTENSIVELY RESTORED COUNTRY HOUSE
OF CHARM AND CHARACTER**

Having many special features including

- 3 excellent main rooms
- 4/5 bedrooms and 3 bath/shower rooms (2 ensuite)
- Oil fired central heating and part double glazing
 - Part restored guest/letting house
- Extensive outbuildings with much potential
- Large swimming pool and covered dining terrace

Central Hall with tiled floor. Door to main courtyard.

Impressive Living Room (6m x 5.37m) attractive window outlook, tiled floor, wood burning stove, built-in double cupboard and high beamed ceiling.



Study / Extra Bedroom No. 5 (4.23m x 3.1m) with tiled floor.

Charming Dining Room (5.17m x 5.35m) with tiled floor, original marble fireplace with wood burning stove, full height dresser cupboard and windows to two sides.



Spacious Dining Kitchen (8m x 4.3m) with great window views, white glazed sink, Godin wood-burning stove, base cupboard units, cooking range with tiled surround and extractor canopy. Wall cupboards and double French windows to the exterior.

Large Utility / Laundry with WC, pedestal washbasin and door to the exterior.

Staircase from the front hall to **Landing** and on the left hand side,

Bedroom No. 1 (5.5m x 3.5m) marble fireplace and great window views



Spacious Bathroom with roll top bath, tiled shower compartment, pedestal washbasin, WC. High beamed ceiling.

Short staircase to



Upper Landing with double French windows to balcony and on the left hand side;

Main Bedroom No. 2 (6m x 5.5m) original marble fireplace with plaster frieze above, timber floor and 2 windows with views.

En-Suite Bathroom with tiled floor, bath, pedestal washbasin and WC.



Bedroom No. 3 (4.3m x 3m) with window views.

Staircase to **Upper Landing**

Bedroom No. 4 (6m x 5m) in an L-shape, beamed ceiling and recessed ceiling lighting.

En-Suite Shower Room with tiled shower, WC, pedestal washbasin and electrically heated towel rail.

Second Roof Room to convert

In addition there is a **PART RESTORED AND CONVERTED SECOND GUEST / LETTING HOUSE** including:

Living Room Kitchen and Bedroom with **Built-In Dressing Room Area**. Also **Hallway** and **Spacious Additional Area to convert**

OUTSIDE

There are **Extensive Outbuildings around the Inner Courtyard** which include

The Main Barn (29m x 9m) with great potential.

Adjoining Hangar (29m x 8.5m)

Plus **Several Additional Outbuildings**

A Double Gateway Entrance opens to a gravel parking and turning area with **Stone-Built Garage** and **Small Barn**. Archway to Courtyard.



There is a long crazy-paved path with hedgerows and covered abri down to the

Large Swimming Pool (12m x 6m)

Also **Lawned Gardens** either side with **Pool Dining-out Area** with tiled roof.

The total area of the grounds extends to about 15 Acres (5.93 Hectares)

Services: Mains electricity, mains water, septic tank drainage, telephone, ADSL (broadband). Oil fired central heating.

** Agency fee paid by the Vendor



Logement économe	Logement	Faible émission de GES	Logement énergivore
≤ 50 A		≤ 5 A	
51 à 90 B		6 à 10 B	
91 à 150 C		11 à 20 C	
151 à 230 D		21 à 30 D	
231 à 330 E		31 à 40 E	
331 à 450 F		41 à 50 F	
> 450 G		> 50 G	

RELEVÉS DE CONSOMMATION NON DISPONIBLES OU NON EXPLOITABLES



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